





\*\*\*\* FULL OF CHARACTER AND CHARM \*\*\*\*\* FULLY RENOVATED TO BALANCE MODERN LIVING WITH ORIGINAL FEATURES \*\*\*\* Highly regarded position in the village of Castle Donington with open views to the front. Unique property designed to offer a perfect living and dining kitchen and a cosy first floor sitting room with views over green. Fitted kitchen with an island unit open through to a living/dining area with door onto the outdoor seating area. Utility area and a shower room. The first floor offers a double bedroom and a lounge. Street parking is available.



## KITCHEN

Fitted wall mounted base and drawer units with solid wood work surfaces and matching island. Double sink and drainer unit with mixer tap, space for a range style cooker with fitted extractor hood. Plumbing and space for a dishwasher, space for a fridge freezer, exposed brick wall, timber framed double glazed sash window to the front, radiator and open though to -

## LIVING/DINING SPACE

Under-stairs shelving area, aluminium frame double glazed door to the garden, tiled floor, radiator, stairs to the first floor and open into the utility area.

## UTILITY

Plumbing and space for a washing machine, space for a tumble dryer, fitted storage and door to the shower room.

## SHOWER ROOM

Walk-in shower, vanity sink unit with wash hand basin and drawers, low flush wc, ladder style radiator, triple glazed sky light window and aluminium frame double glazed window.

## FIRST FLOOR

### LOUNGE

Two timber frame double glazed sash windows to the front, radiator, feature fireplace and a door to the bedroom. This room was a bedroom and could be separated back to a double bedroom.



### BEDROOM

Upvc double glazed window to the rear, fitted wardrobes and a radiator.







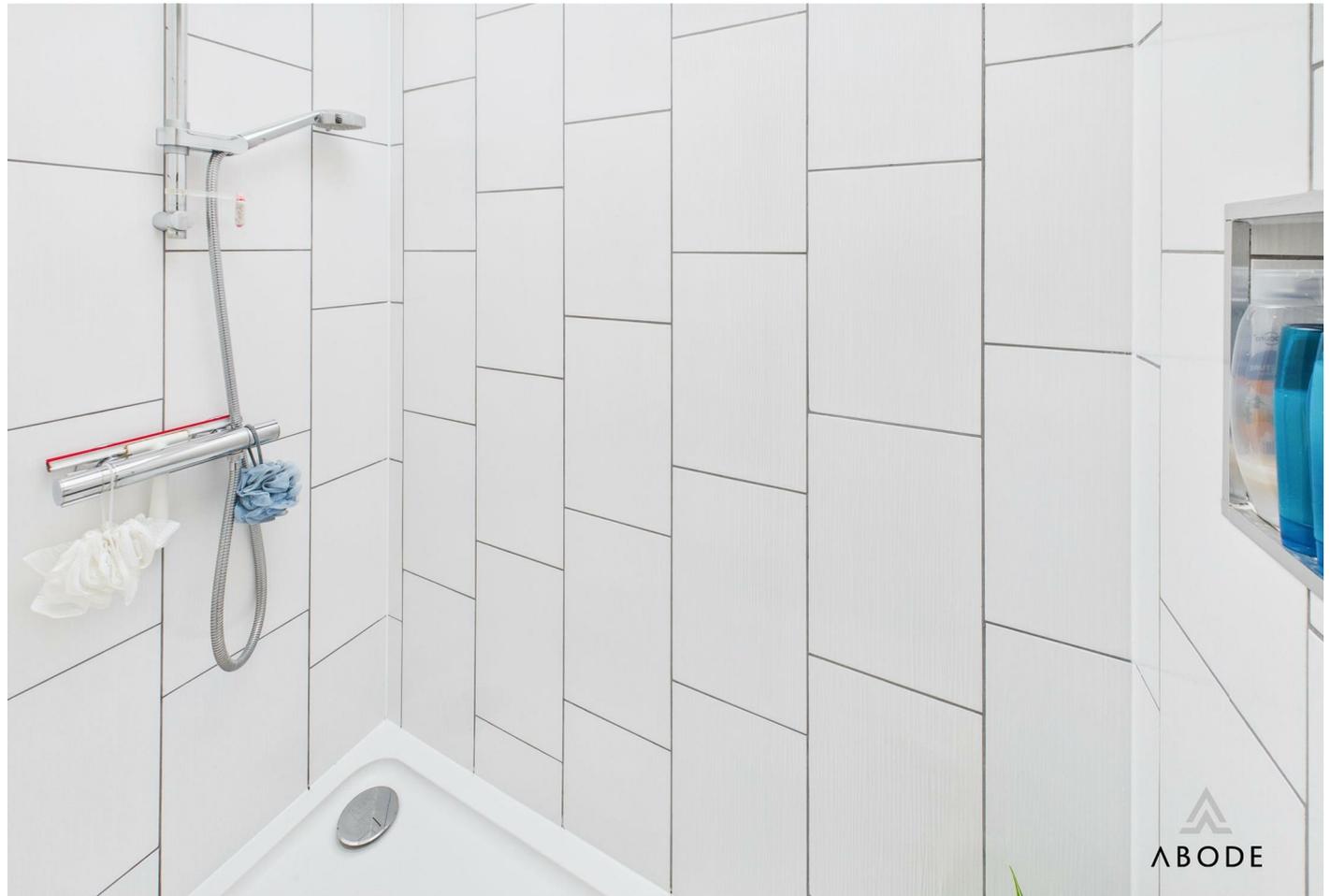
## LOFT

Light and power and is 1.8m+ in height throughout.

## OUTSIDE

Small area for pots and a bistro style table and chairs.  
Please note this is not a large garden space.













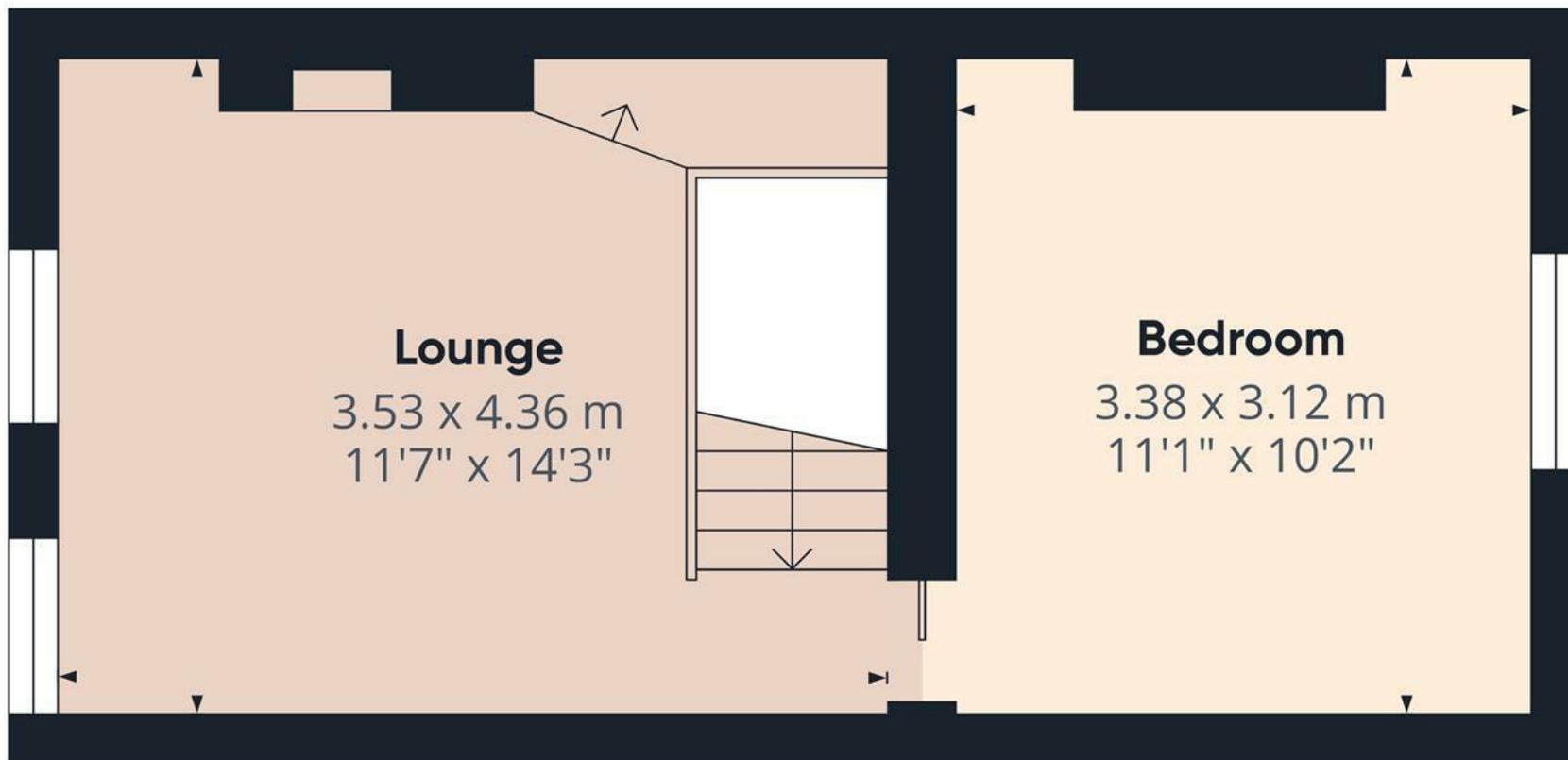
Approximate total area<sup>(1)</sup>

31.4 m<sup>2</sup>  
338 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

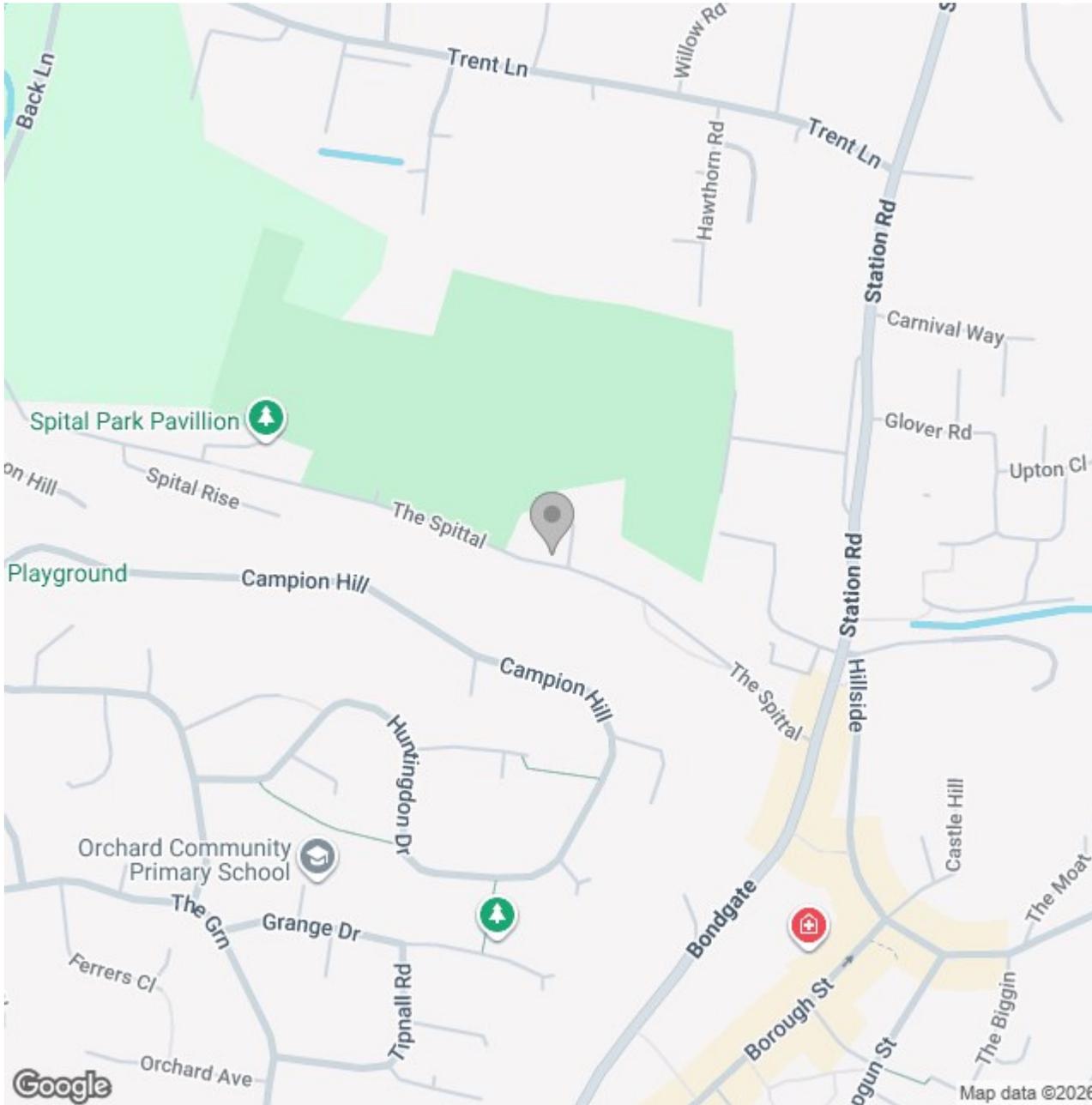
23.2 m<sup>2</sup>  
250 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	